



*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

**Agenda Item 6a (Information)**

**TO:** Local Agency Formation Commission  
**PREPARED BY:** Brendon Freeman, Executive Officer  
**MEETING DATE:** August 3, 2020  
**SUBJECT:** Current and Future Proposals

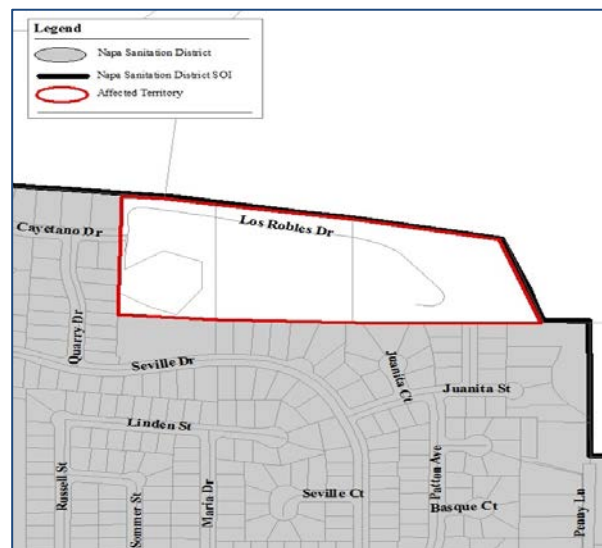
**SUMMARY**

This item is for information purposes only. California Government Code Section 56857 requires change of organization or reorganization proposals involving special districts to be placed on the agenda for the next Commission meeting for information purposes only. This report summarizes all proposed changes of organization or reorganization that have been submitted or are anticipated to be submitted to the Commission, regardless of which types of agencies will be affected. There are currently two active proposals on file and five anticipated new proposals expected to be submitted in the foreseeable future. A summary of active and anticipated proposals follows.

**Active Proposals**

**Los Robles Drive No. 2 Annexation to the Napa Sanitation District (NSD)**

A representative for the landowners of four incorporated parcels totaling approximately 15.7 acres submitted an application for annexation to NSD. The parcels are located within the City of Napa’s jurisdictional boundary and NSD’s sphere of influence (SOI) along Los Robles Drive. Current land uses within the subject parcels are limited to a total of three single-family residences. The purpose of annexation is to facilitate two development projects already approved by the City. The proposal is on today’s agenda as action item 7a.



Kenneth Leary, Chair  
Councilmember, City of American Canyon

Margie Mohler, Commissioner  
Councilmember, Town of Yountville

Scott Sedgley, Alternate Commissioner  
Councilmember, City of Napa

Diane Dillon, Vice Chair  
County of Napa Supervisor, 3rd District

Brad Wagenknecht, Commissioner  
County of Napa Supervisor, 1st District

Ryan Gregory, Alternate Commissioner  
County of Napa Supervisor, 2nd District

Gregory Rodeno, Commissioner  
Representative of the General Public

Eve Kahn, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

### Linda Vista Avenue No. 21 Annexation to NSD

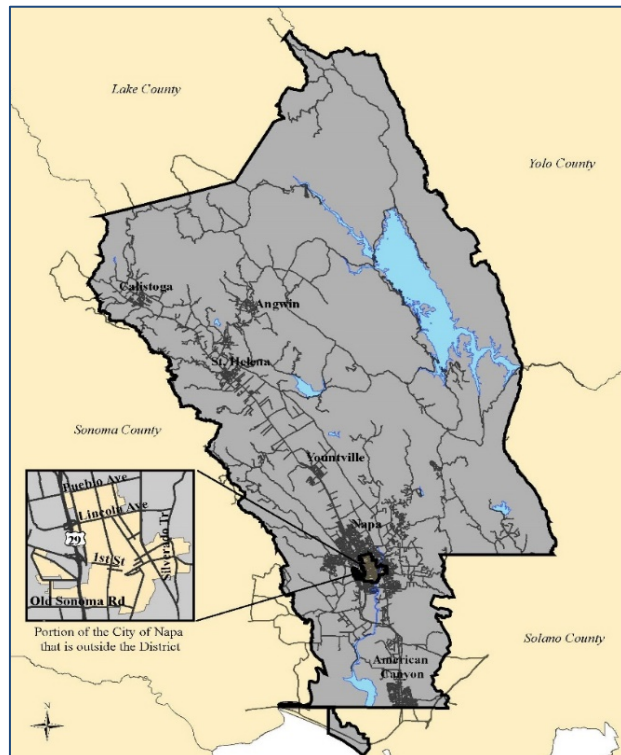
A representative for the landowners of four incorporated parcels totaling approximately 2.8 acres submitted an application for annexation to NSD. The parcels are all within the City of Napa's jurisdictional boundary and NSD's SOI, and are located along or near Linda Vista Avenue to the north or south of Trower Avenue. Current land uses within the subject parcels are limited to a total of four single-family residences and one detached second unit. The purpose of annexation is to allow each residence to eliminate their private septic systems and connect to NSD's public sewer infrastructure. The proposal is on today's agenda as action item 7b.



### Anticipated Proposals

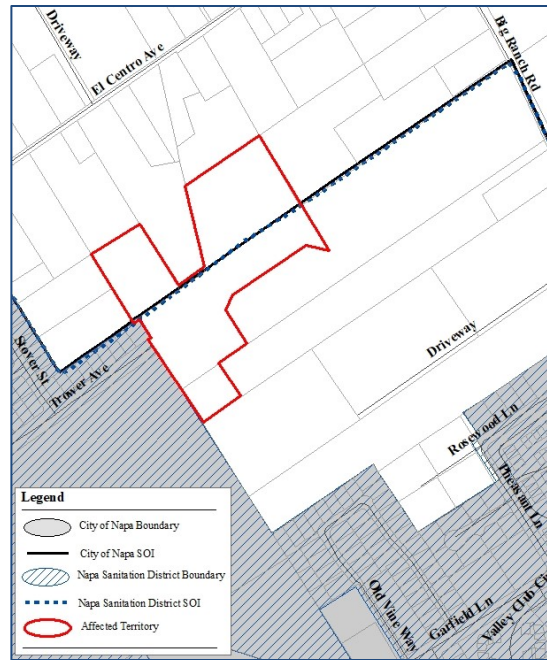
#### Napa County Resource Conservation District (NCRCD) Annexation

Staff from NCRCD has inquired about annexation of approximately 1,300 acres of incorporated territory located in the City of Napa. This area comprises the only remaining territory located within NCRCD's SOI but outside its jurisdictional boundary. The purpose of annexation would be to allow NCRCD to expand its service programs and hold public meetings within the affected territory; both activities are currently prohibited within the potential annexation area. In February 2020, the Commission approved a request from NCRCD for a waiver of the Commission's proposal processing fees. It is anticipated a proposal for annexation will be submitted within the next eight months.



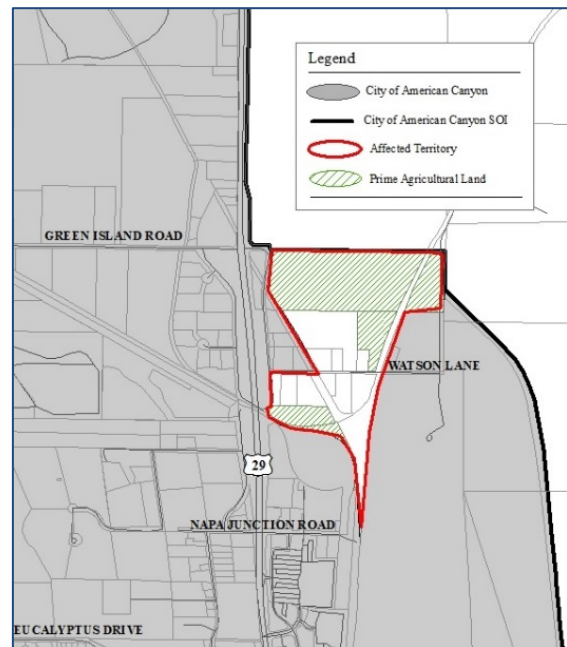
### Vintage High School Farm Sphere of Influence Amendment and Annexation to NSD

The Napa Valley Unified School District (NVUSD) previously submitted a preliminary application for an SOI amendment and annexation of approximately 12.8 acres of territory involving NSD. The affected territory is unincorporated and contiguous to the City of Napa near the eastern terminus of Trower Avenue. The affected territory is currently undeveloped and designated for residential land use under the County of Napa General Plan. The purpose of the SOI amendment and annexation is to facilitate NVUSD's planned relocation of the educational farm and retain proximity to Vintage High School. The preliminary application is deemed incomplete until additional information and documents are submitted by NVUSD. It is important to note in February 2020, without taking formal action, the Commission signaled to NVUSD a willingness to waive its local policy requiring concurrent annexation to the City of Napa. It is anticipated a proposal will be submitted to amend NSD's SOI and annex the subject parcels to NSD within the next year.



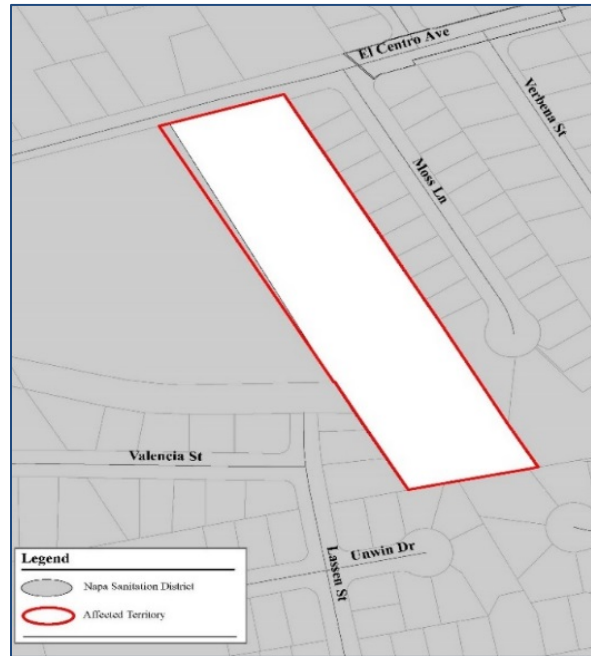
### Watson Lane/Paoli Loop Annexation to the City of American Canyon

The American Canyon City Council has directed staff to initiate proceedings to annex 16 parcels and a portion of railroad totaling approximately 77.7 acres of unincorporated territory. The area is located within the City's SOI near Watson Lane and Paoli Loop. The parcels are within an unincorporated pocket that is ineligible for the streamlined island annexation proceedings due to the existence of prime agricultural lands on five of the parcels. The purpose of annexation is to allow development of the area for industrial and residential purposes. Annexation would also help facilitate the extension of Newell Drive to South Kelly Road. Prior to submitting a proposal for annexation, the City must first amend its General Plan, prezone the majority of the area, negotiate a property tax sharing agreement with the County, and address the requirements of CEQA. It is anticipated a proposal for annexation will be submitted within the next year.



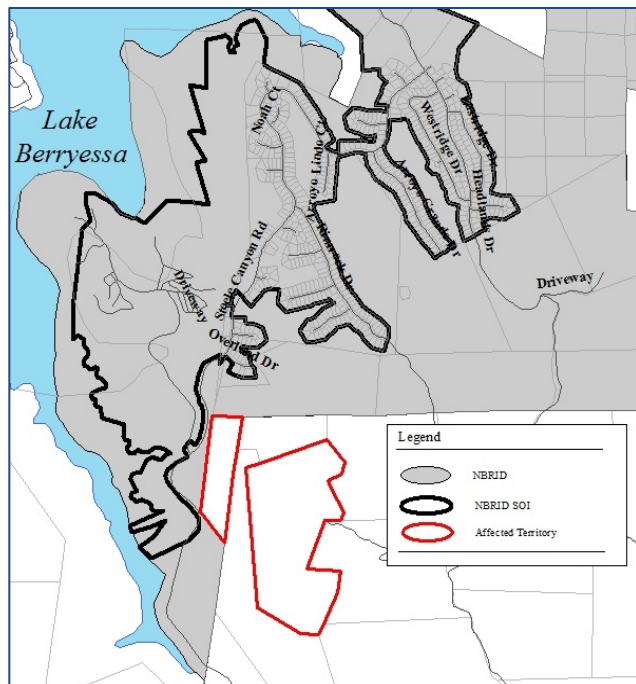
### El Centro Avenue Annexation to NSD

A landowner inquired about annexation of one parcel to NSD. The parcel is located at 1583 El Centro Avenue, in the City of Napa, and in NSD's SOI. Current land uses within the subject parcel include a single-family residence and a planted vineyard. The purpose of annexation would be to facilitate a residential development project under the City's land use authority. Based on parcel size and the City's land use designation, annexation to NSD could potentially facilitate the future development of the subject parcel to include up to 36 total single-family residential units. The City has indicated an environmental impact report will be prepared for the residential development project. It is anticipated a proposal for annexation will be submitted within the next 18 months.



### Wastewater Treatment Plant Annexation to the Napa Berryessa Resort Improvement District (NBRID)

Staff from NBRID has inquired about annexation of the two unincorporated parcels comprising NBRID's two wastewater treatment plants. The wastewater treatment plants are owned by NBRID and located outside NBRID's SOI and boundary. The purpose of annexation would be to reduce NBRID's annual property tax obligations. The submittal of an application from the District to annex one or both of the parcels is expected to follow the Commission's action on a comprehensive SOI Update for NBRID, which will follow the completion of the Commission's Countywide Water and Wastewater Municipal Service Review.



### ATTACHMENTS

None